

Frederick Ward Associates, Inc.

Community Input Meeting

Blake's Legacy Concept Plan

Project No. 2021048.00

DATE: September 29, 2009

TIME: 6:30 pm

LOCATION: Fallston Volunteer Fire and Ambulance Company
2201 Carrs Mill Road
Fallston, Maryland 21047

PRESENT:
Kevin Small
Lou Schaffer

PURPOSE: The purpose of the meeting is to present the Concept Plan for the Blake's Legacy project to the Community and answer any questions the public may have regarding this development.

PROCEEDINGS:

The meeting was opened at approximately 6:30 PM by Mr. Small with a short presentation on the specifics of the submitted plan including the history of the project up to this point.

DISCUSSION

1. Why is a new plan submitted when the County Council approved this property for only 86 lots?
 - The County Council did not approve a specific plan; they denied a request to rezone the property from R-1 to R-2.
2. What about traffic, are the new School and Parks and Recreation projects taken into account as to the overall impact on Red Pump Road?
 - The APF requirements were discussed and if these developments were Approved and their mitigation improvements were bonded, than they Would be included as background traffic in revised report. The Traffic Impact Analysis would not be completed until the Preliminary Plan is submitted.



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3. Where will the new Sewerage Pumping Station be located, will it replace Any of the older pumping stations, how will the New School be connected and what was the time frame anticipated?
 - The location of the new Sewerage Pumping Station was shown and the Cedarwood, Harford Estates and Parliament Ridge stations would be abandoned and dismantled. The new School will be hooked up to a private septic system until the new Pumping Station is online. If the construction of the new station begins by spring, that the School could hook up to it.
4. What was the status of the new Pumping Station design?
 - The design is complete and the plans are under final review by the county.
5. Where were the stream crossings and why were they needed?
 - The two road crossings were shown and described as 50 foot wide ROW with 30 foot of paving that will include water, sewer and storm drain crossings as well.
6. How would the new school's sewer tie into the new pumping station?
 - The location of the sewer easement was shown. Carl Manfre, President of the Cedarwood Homeowners Association added additional comments that he has been in discussion with Harford County water and Sewer about the alignment of the future sewer mains and the county will need to acquire 2 different easements from the association in order to connect the new school to the Blake's Legacy sewer mains.
7. What would the grades be like and would the houses just be out of the ground like they do with walk-outs?
 - Generally the grades follow the existing topography. Areas were shown where cut slopes would be located adjacent to adjoining properties. The difference between a walkout vs. an inground house setting was explained.
8. Will there be any Buffer Yards adjacent to the existing lots?
 - There will be a 50 foot buffer yard around the AG zoned swim club. There are no requirements to provide a buffer between similar zoned properties and uses. There will be an attempt to provide a 20 to 25 foot buffer if possible adjacent to adjoining properties.
9. What is the depth of the existing wooded buffer between Cedarwood and the Blake Property?
 - Approximately 80 feet +/- to the house.



10. How many lots on the upper and lower road?
 - Approximately 60 lots on the upper road and 50 lots on the lower.
11. What is happening behind the swim club, will there be any lots located there?
 - There are no lots planned at this time however that is not to say this will not change. The plan currently is shows active Open Space in this area.
12. At this point in the discussion Mr. Small informed the gathering that some preliminary discussions have taken place between the Rock Spring Swim Club and representatives of the Blake Property. These discussions centered on utilizing the current swim club entrance and creating a shared entrance onto Red Pump Road. Mr. Manfre interjected that this meeting had indeed taken place and if a deal could be worked out between the two parties, that it would be beneficial to the community.

Questions Followed:

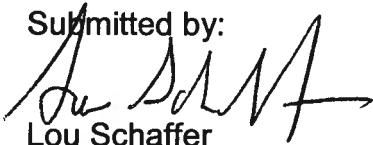
13. What were the benefits to the Swim Club and moving this road would there be any additional lots gained?
 - The Swim club would not have houses behind it, could expand easier.
14. How many additional lots would be gained?
 - No more than 5.
15. What was the time frame for the swim club to give a response one way or another?
 - We would expect something within the next month.
16. If the swim club agrees and a deal is worked out, would the lots adjacent to Cedarwood, be similar in size?
 - Yes they would be in the 8,000 to 10,000 s.f. range.
17. Where would the swim club road end and the county road begin?
 - A sketch was displayed showing the realignment with the swim club road teeing into the new subdivision road. It was explained that the swim clubs maintenance would end at the intersection of the swim club road and the new road right of way.



18. All in all, if the swim club deal works out, how many lots will be proposed on the preliminary plan?
- Anywhere between 109 and 116 total lots.
19. In general comments were made by the citizens that attended that they preferred a deal be worked out with the swim club and what could they do to make it happen?
- Mr. Small responded that he did not want to put any pressure on the swim club and that these negotiations will take their due course. Mr. Manfre also stated the HOA will be active looking out for Cedarwood's interest.

This report represents the Planner's Summation of the proceedings and is not a transcript although an attempt was made to document/summarize what was said in dialogue fashion.

Submitted by:



Lou Schaffer

Project Planner

Frederick Ward Associates, Inc.



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